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1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003

**FOR  
LEASE**



## **STAPLES PLAZA**

**701 ROUTE 70 WEST, MARLTON, NJ 08053**



# OFFERING SUMMARY

**Asking Lease Rate:** \$16-18/SF NNN

**SF Available:**

Unit B: +/- 1,800 SF

Unit G: +/- 1,800 SF

**Signage:** Monument & Facade

**Parking:** +/- 250 Spaces

**Zoning:** C-1

**Traffic Count:** +/- 52,075 VPD



## PROPERTY HIGHLIGHTS

+ Retail spaces for lease along heavily trafficked Route 70, in the heart of Marlton's retail district. Two 1,800 SF units available in a highly visited shipping center with exceptional exposure, including visibility from over 52,000 vehicles per day

+ The center boasts a strong co-tenancy and anchor presence, including Staples, Benjamin Moore, and other established brands, attracting consistent customer traffic. It is located in a thriving retail corridor with affluent nearby communities and a robust daytime workforce

+ The center has easy ingress/egress from Route 70 and generous on-site parking to accommodate shoppers and visitors and is easily accessible from Route 73, Old Marlton Pike, I-295 and Greentree Road



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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	11,511	77,109	190,985
PROJECTED 2028	11,696	77,763	192,771

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,524	29,545	75,151
PROJECTED 2028	4,602	29,800	75,875

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$135,263	\$143,895	\$135,346
MEDIAN INCOME	\$111,463	\$120,636	\$109,671



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## KEY DISTANCES

- ROUTE 73 .9 MILES
- I-295 3.2 MILES
- NJ TURNPIKE 4.1 MILES
- ROUTE 38 5.1 MILES
- ROUTE 130 9.3 MILES

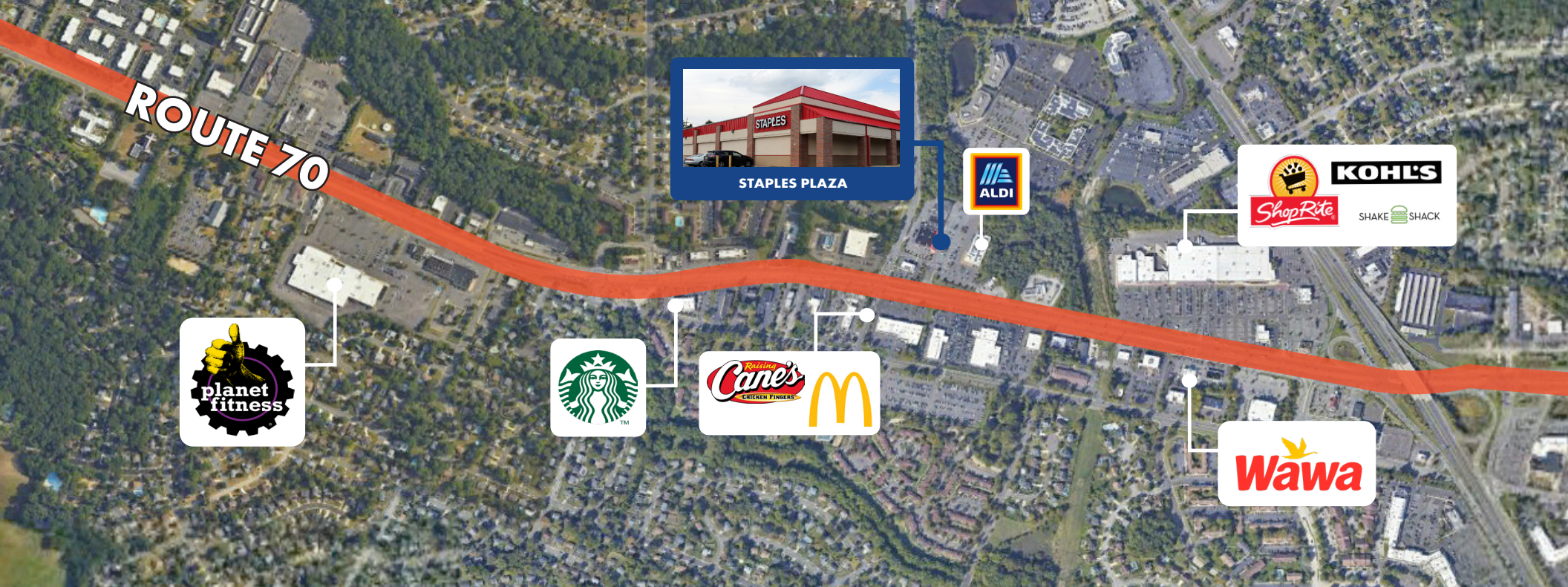
NJ TURNPIKE



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# NEARBY AMENITIES

### DINING

- Chef Zeng
- Chick Fil A
- Chickies & Petes
- Dominos
- Dunkin
- Starbucks
- Honeygrow
- Jersey Mikes Subs
- McDonalds
- Olgas Diner
- Shake Shack
- Sushi Kingdom

### RETAIL/GROCERY

- Aldi
- AMC
- Barnes & Noble
- HomeGoods
- Kohls
- Michaels
- PetSmart
- Planet Fitness
- Public Storage
- Royal Farms
- Shoprite
- Sprouts
- TJ Maxx
- Trader Joes
- Wawa
- Whole Foods Market

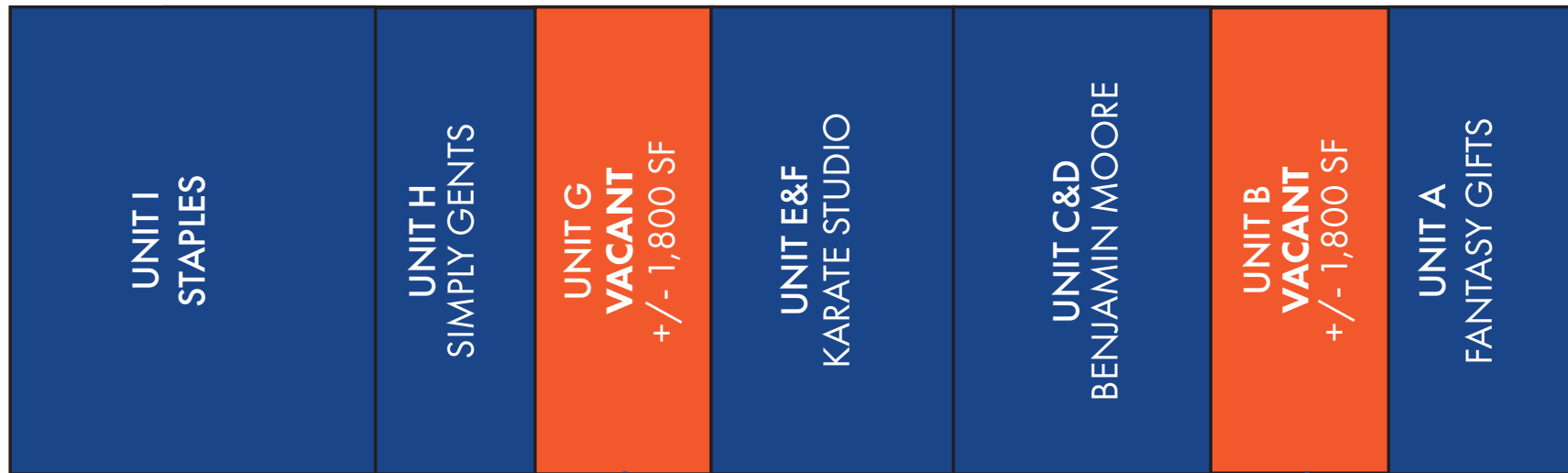


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# SITE PLAN

## STAPLES PLAZA



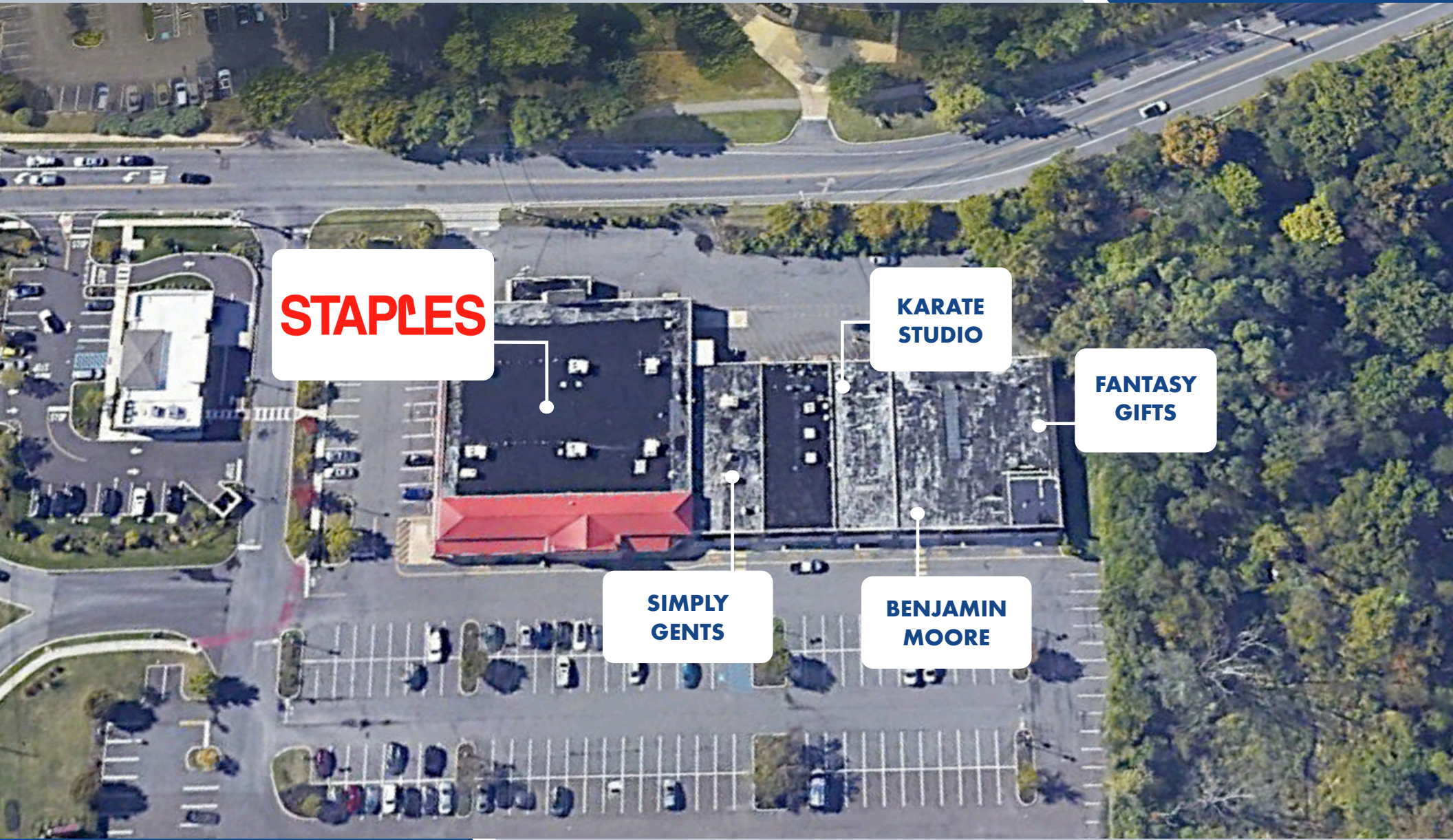
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# AERIAL VIEW



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